

SALE DATA AND ANALYSISSALE NUMBER: 3

State: WA County: OKANOGAN
Grantor: Smith Bottom Partnership
Grantee: Eric & Heather Redman, 10477 Maplewood PL SW, Seattle, WA
Date of Sale: 12/22/04 Instrument: SWD Recorded: 3083641
Consideration in Instrument: \$10 & Other
Actual Consideration: \$238,000 Date of Verification: 8/29/05
Authority for Consideration: COUNTY RECORDS & Heather Redman
Conditions of Sale: Cash to Seller
Assessors Parcel Number: 3422180004
Assessed Value Land: \$129,000
Assessed Value Improvements: \$0
Total Assessed Value: \$129,000
USGS Quad Map: _____ Note Following Pages for Map/Photo

Legal Description:

TAX #4, Sec.18, T34N, R22E, Okanogan Co, WA, Except Co. Rd. and easement for irrigation line (SE/4NE/4; N/2NE/4; Sec.18,T34N,R22E, less area north of county road (Co Rd #1631-Bear Creek Road)).

Property Type	Acres	Price	Pr/Ac
Land: <i>Rural Residential Acreage</i>	118.96	238,000	2,001
Improvements: None			0
Total	118.96	238,000	2,001

LOCATION: Approximately 6 miles northerly of Twisp, WA.

NEIGHBORHOOD: Rural neighborhood. Low density.

ACCESS: Direct off of county road, Bear Creek Road .

UTILITIES: None developed on property at time of sale.

WATER: No developed domestic at time of sale. Has small stream through northeast portion of property.

TERRAIN: Slopes up moderately to steep to the southwest. Buildable in northeast portion.

VEGETATION: Grass and weeds. Some tree cover. Some trees and brush along edge of stream.

OTHER: Contacted Heather Redman at 206-935-5005. Buyers are an adjoining landowner. They try to buy any land that comes up for sale that is adjacent to their holdings in order to add on to their present acreage. They liked the views that this property has. In their opinion they are great views.

Send To Printer

Back To TerraServer

Change to 11x17 Print Size

Show Grid Lines

Change to Landscape

USGS 4 km SE of Winthrop, Washington, United States 01 Jul 1969

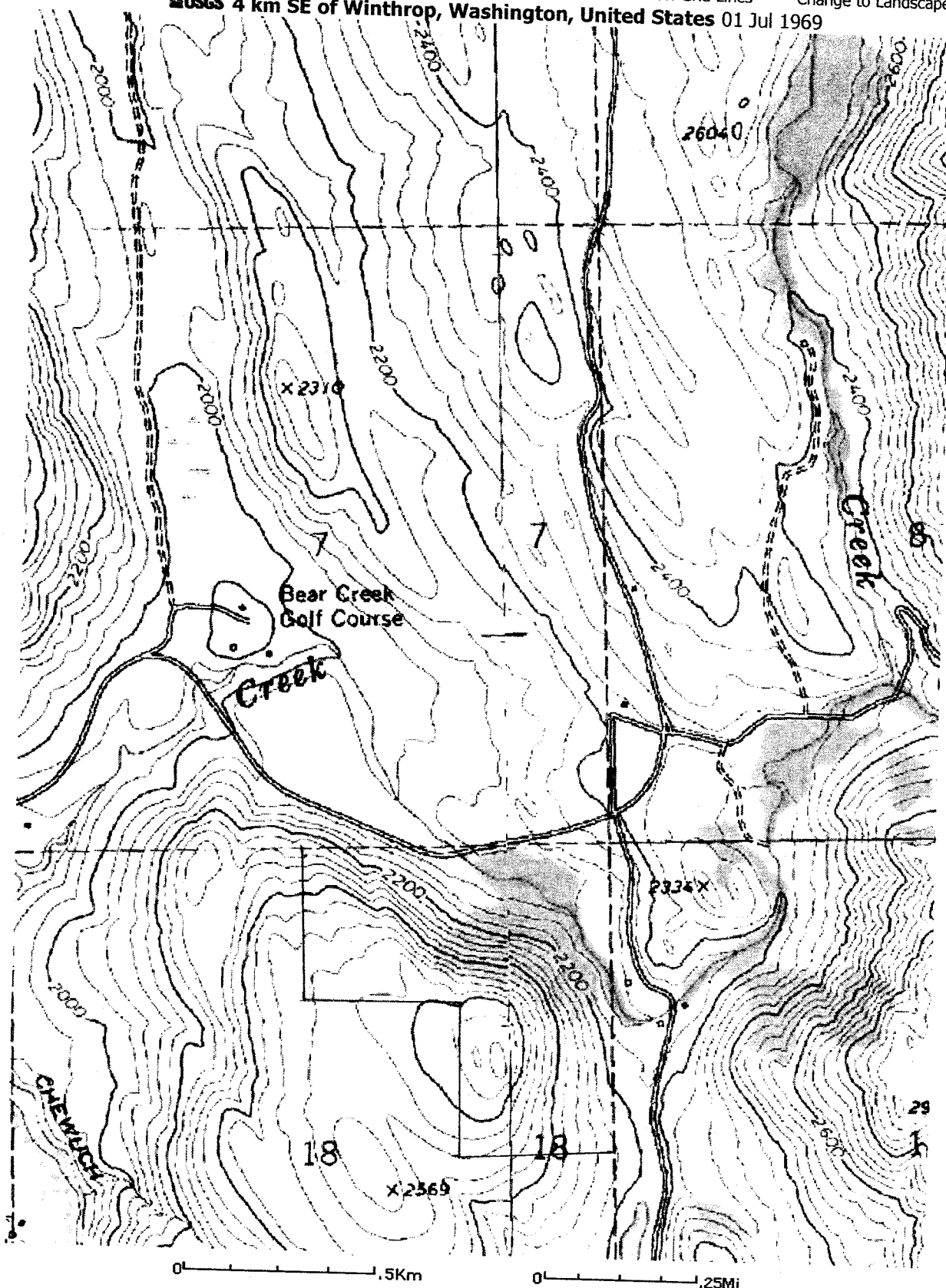


Image courtesy of the U.S. Geological Survey
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Tax B
1.04 ac

16.90 ac

Tax C
215.60

Tax D
21.50 ac

SALE DATA AND ANALYSISSALE NUMBER: 4

State: WA County: OKANOGAN
Grantor: WA-AY Pines
Grantee: Norman & Susanne McIntyre and Steve Kemp, PO Box 2254, Lynnwood, WA
Date of Sale: 4/5/05 Instrument: SWD Recorded: 3087608
Consideration in Instrument: \$10 & Other
Actual Consideration: \$40,000 Date of Verification: 8/29/05
Authority for Consideration: COUNTY RECORDS
Conditions of Sale: Cash to Seller
Assessors Parcel Number: 3322191006
Assessed Value Land: \$50,100
Assessed Value Improvements: \$0
Total Assessed Value: \$50,100
USGS Quad Map: _____ Note Following Pages for Map/Photo
Legal Description:

Portion of E/2SE/4NE/4, Sec 19, T33N, R22E, Okanogan County, WA. Together with easements for ingress, egress and utilities.

Property Type	Acres	Price	Pr/Ac
Land: <i>Rural Residential Acreage</i>	20.05	40,000	1,995
Improvements: None			0
Total	20.05	40,000	1,995

LOCATION: Approximately 1 mile southerly of Twisp, WA.

NEIGHBORHOOD: Rural neighborhood near Twisp.

ACCESS: Has access by local landowner association dirt road.

UTILITIES: None developed on property at time of sale.

WATER: No developed domestic at time of sale. No permanent surface water.

TERRAIN: Slopes up moderately to steep to the southwest.

VEGETATION: Grass and weeds. Some tree cover. There is scattered tree cover in the northerly portion.

OTHER: No phone numbers were found listed for buyers. This sale and sale number 5 were bought on the same day by the same buyers. However, a search of the courthouse records showed that the parcel in-between these two parcels is not owned by these buyers. This parcel appears to be generally steeper and have poorer access than sale 5.

1005
40.00 AC

1001
Mineral
rights

1008

20.00 AC

20.03 AC
SURVEY

1007

20.00 AC

20.04
SURVEY

1006

1006

20.05 AC
SURVEY

TAX 1

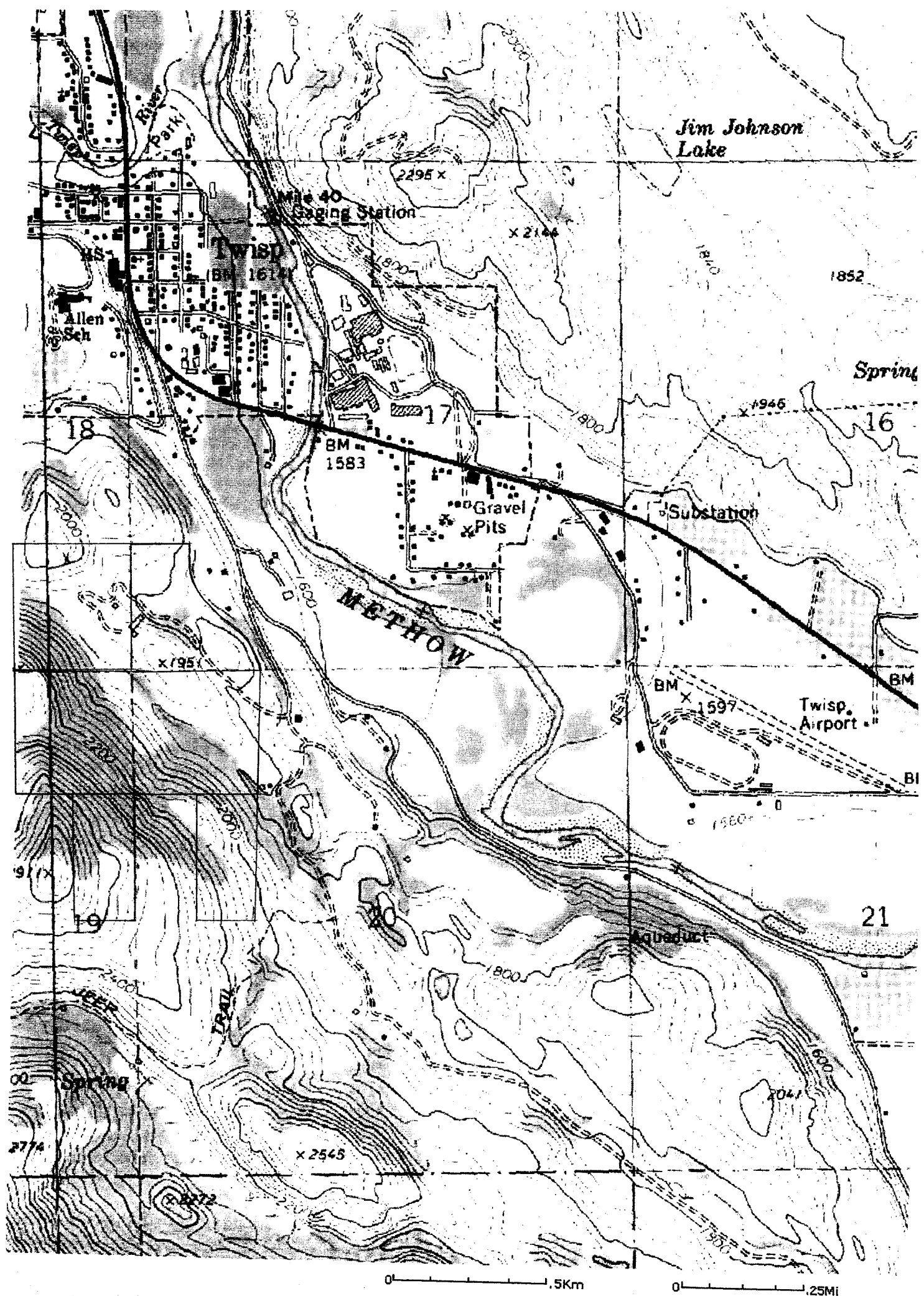
20.34 AC

2014

20.00 AC

2013

20.00 AC



SALE DATA AND ANALYSISSALE NUMBER: 5

State: WA County: OKANOGAN
Grantor: WA-AY Pines
Grantee: Norman & Susanne McIntyre and Steve Kemp, PO Box 2254, Lynnwood, WA
Date of Sale: 4/5/05 Instrument: SWD Recorded: 3087603
Consideration in Instrument: \$10 & Other
Actual Consideration: \$45,000 Date of Verification: 8/29/05
Authority for Consideration: COUNTY RECORDS
Conditions of Sale: Cash to Seller
Assessors Parcel Number: 3322204007
Assessed Value Land: \$50,000
Assessed Value Improvements: \$0
Total Assessed Value: \$50,000
USGS Quad Map: _____ Note Following Pages for Map/Photo

Legal Description:

E/2SW/4NW/4, Sec 20, T33N, R22E, Okanogan County, WA. Together with easements for ingress, egress and utilities.

<u>Property Type</u>	<u>Acres</u>	<u>Price</u>	<u>Pr/Ac</u>
Land: <u>Rural Residential Acreage</u>	<u>20.00</u>	<u>45,000</u>	<u>2,250</u>
Improvements: <u>None</u>			<u>0</u>
<u>Total</u>	<u>20.00</u>	<u>45,000</u>	<u>2,250</u>

LOCATION: Approximately 1 mile southerly of Twisp, WA.

NEIGHBORHOOD: Rural neighborhood near Twisp.

ACCESS: Has access by local landowner association dirt road.

UTILITIES: None developed on property at time of sale.

WATER: No developed domestic at time of sale. No permanent surface water.

TERRAIN: Slopes up moderately to steep to the southwest.

VEGETATION: Grass and weeds. Some tree cover. There is scattered tree cover in the northerly and east portions.

OTHER: No phone numbers were found listed for buyers. This sale and sale number 4 were bought on the same day by the same buyers. However, a search of the courthouse records showed that the parcel in-between these two parcels is not owned by these buyers. This parcel appears to have generally better topography and access than sale 4.